

# Existing Daycare Facility

120 Wells Avenue, Newton, MA 02459

14,230 SF Two Story Split Level Building Licensed for 143 Kids



- 14,230 SF Two Story Split Level Building with Elevator Serving All Floors
- 11,376 SF Playground Area
- 1.15 Acres
- 43 Parking Spaces
- Licensed for 143 Children
- 3-Mile Median Household Income: \$181,572
- 3-Mile Children Under 5: 4,839
- Link to Drone Video: <https://vimeo.com/947485091/3819cb3211>
- **Disclaimer: The tenant is currently open and operating please do not visit the site or approach any tenants, employees, or customers without prior authorization.**

## Contact Information

Tyler Arsenault

Email: [tarsenault@retailsites.net](mailto:tarsenault@retailsites.net)

Office: (856) 778-4900

Cell: (609) 751-2965

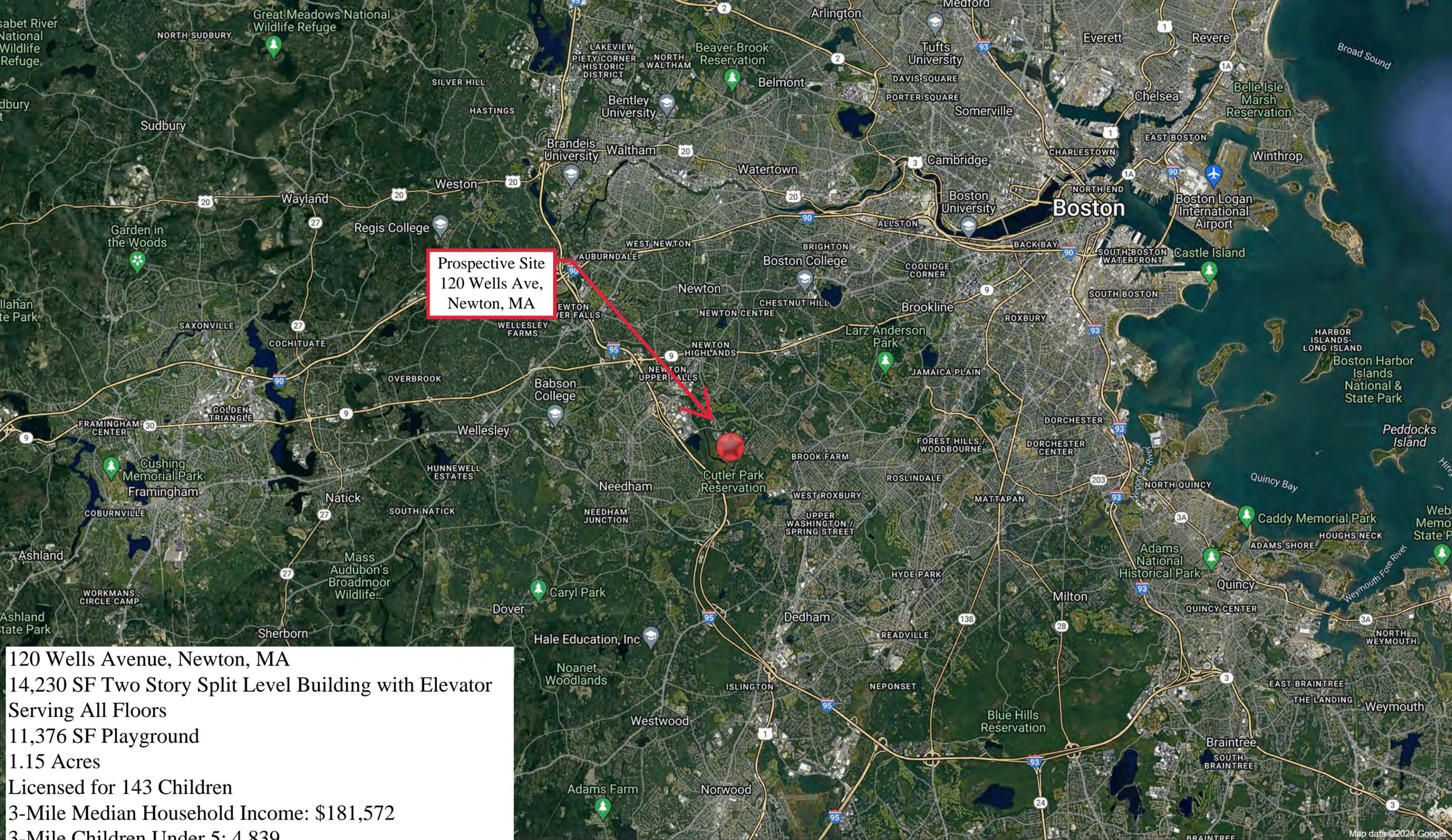
Dylan Rotchford

Email: [drotchford@retailsites.net](mailto:drotchford@retailsites.net)

Office: (856) 778-4900

Cell: (732) 546-5678





Prospective Site  
120 Wells Ave,  
Newton, MA

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Newton, MA 02459

August 2024



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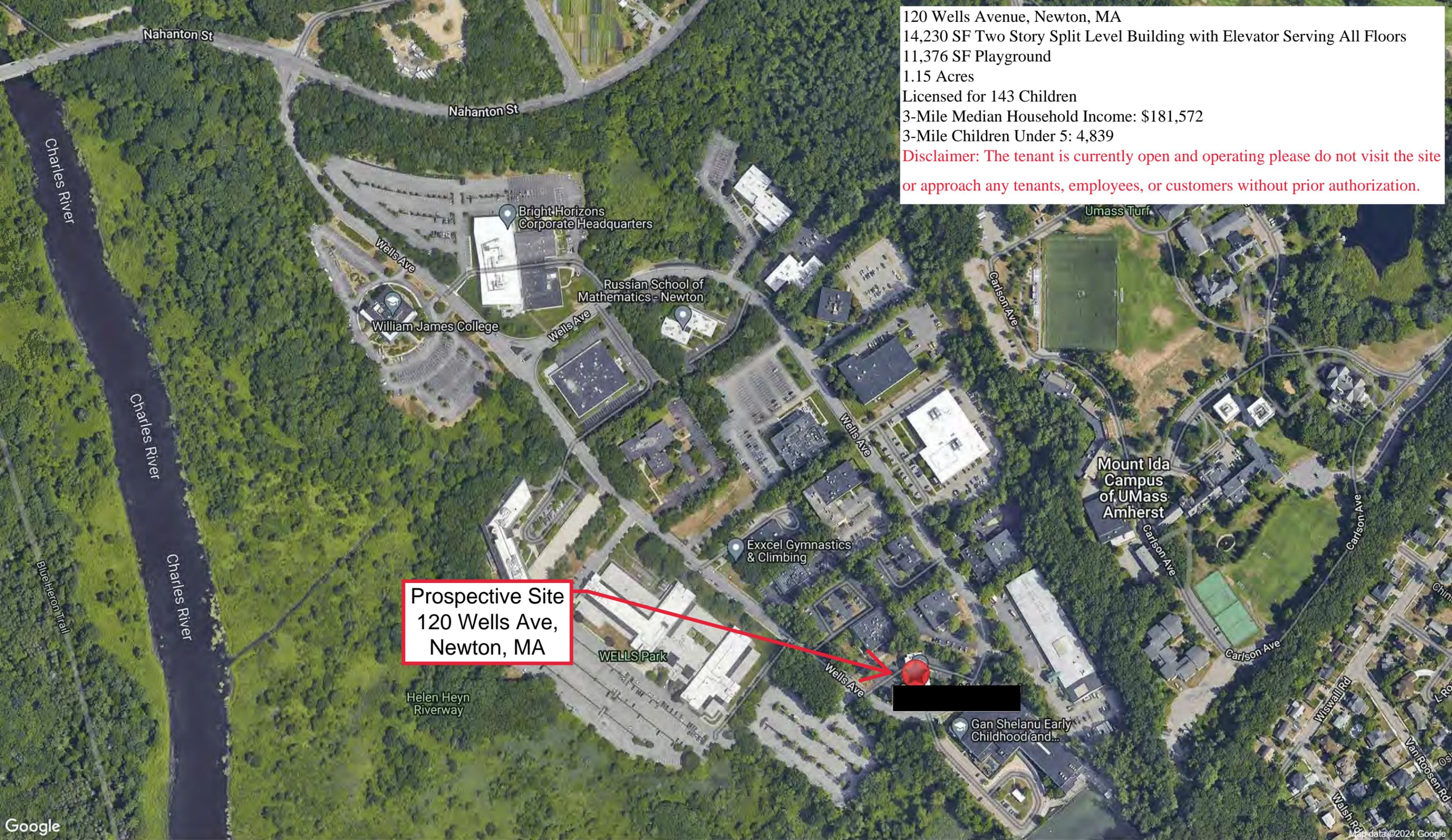
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LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
AR	3	ACER RUBRUM	RED MAPLE	4" CAL.	B-B
AS	2	ACER SACCHARUM	SUGAR MAPLE	4" CAL.	B-B
SUBTOTAL: 5					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.

**SITE INFORMATION**

- APPLICANT: RETAIL SITES, LLC  
1000 LENOLA ROAD, BUILDING TWO, SUITE 100  
MAPLE SHADE, NJ, 08052
- OWNER: WILLOWBEND-ONE TWENTY WELLS AVE LLC  
130 WILLOWBEND DR.  
MASHPEE, MA, 02649
- PARCEL: MAP 84 BLOCK 34A LOT 6  
120 WELLS AVE.  
CITY OF NEWTON  
MIDDLESEX COUNTY, MA

ZONING ANALYSIS TABLE			
ZONING DISTRICT	LIMITED MANUFACTURING	N/A - NOT APPLICABLE	
OVERLAY DISTRICT	N/A	NS - NOT SPECIFIED	
REQUIRED PERMIT	SPECIAL PERMIT	(V) - VARIANCE REQUESTED	
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	0 SF	49,999 SF	49,999 SF
MAX. BLDG COVERAGE	25%	17%	17%
MIN. FRONT SETBACK	25 FT	31.1 FT	31.1 FT
MIN. SIDE SETBACK	20 FT	27.5 FT	27.5 FT
MIN. REAR SETBACK	20 FT	27.5 FT	27.5 FT
MAX. BUILDING HEIGHT	36 FT	33.4 FT	33.4 FT
MAX. FLOOR AREA RATIO	-	0.34	0.34
PARKING SETBACK	5 FT	21.08 FT	21.08 FT
PARKING SPACES	58	44	43**
ACCESS. PARKING SPACES	3	2	2**
IMPERVIOUS AREA	N/A	25,402 SF	26,382 SF
PARKING STALL CRITERIA STANDARD: 9 FT x 19 FT PARALLEL: 9 FT x 21 FT	USE/CATEGORY: FAMILY CHILD CARE HOME, LARGE FAMILY CHILD CARE HOME, DAY CARE CENTER	REQUIRED PARKING: 1 PER EMPLOYEE NOT RESIDING ON PREMISES PLUS 1 PER EVERY 5 CHILDREN.	29 STAFF WORKERS = 29 PARKING SPACES 143 CHILDREN => 143 CHILDREN / 1 SPACE PER EVERY 5 CHILDREN = 29 PARKING SPACES TOTAL = 58 SPACES REQUIRED
ACCESSIBLE PARKING CRITERIA:	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACE 51-75 SPACES = 3 MIN. ACCESSIBLE SPACE 76-100 SPACES = 4 MIN. ACCESSIBLE SPACE 101-150 SPACES = 5 MIN. ACCESSIBLE SPACE 151-200 SPACES = 6 MIN. ACCESSIBLE SPACE 201-300 SPACES = 7 MIN. ACCESSIBLE SPACE 301-400 SPACES = 8 MIN. ACCESSIBLE SPACE	401-500 SPACES = 9 MIN. ACCESSIBLE SPACE 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 2% + 1 FOR EACH 100 SPACES OVER 1,000	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)

\*\* Refer to Wells Avenue deed restrictions and amendments  
Special Permit required through City Council

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

**PERMIT SET**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAB220041  
DRAWN BY: KS  
CHECKED BY: -THPM  
DATE: 09/27/2022  
CAD ID: MAB220041.00-SPFD-06

**PROPOSED PLAYGROUND IMPROVEMENTS**  
FOR  
**HARTFORD PROPERTIES, LLC**

PROPOSED PLAYGROUND IMPROVEMENTS  
MAP: 84 BLOCK: 34A LOT: 6  
120 WELLS AVENUE,  
NEWTON,  
MIDDLESEX,  
MASSACHUSETTS

**BOHLER**  
45 FRANKLIN STREET, 5th FLOOR  
BOSTON, MA 02110  
Phone: (617) 849-8040  
www.BohlerEngineering.com

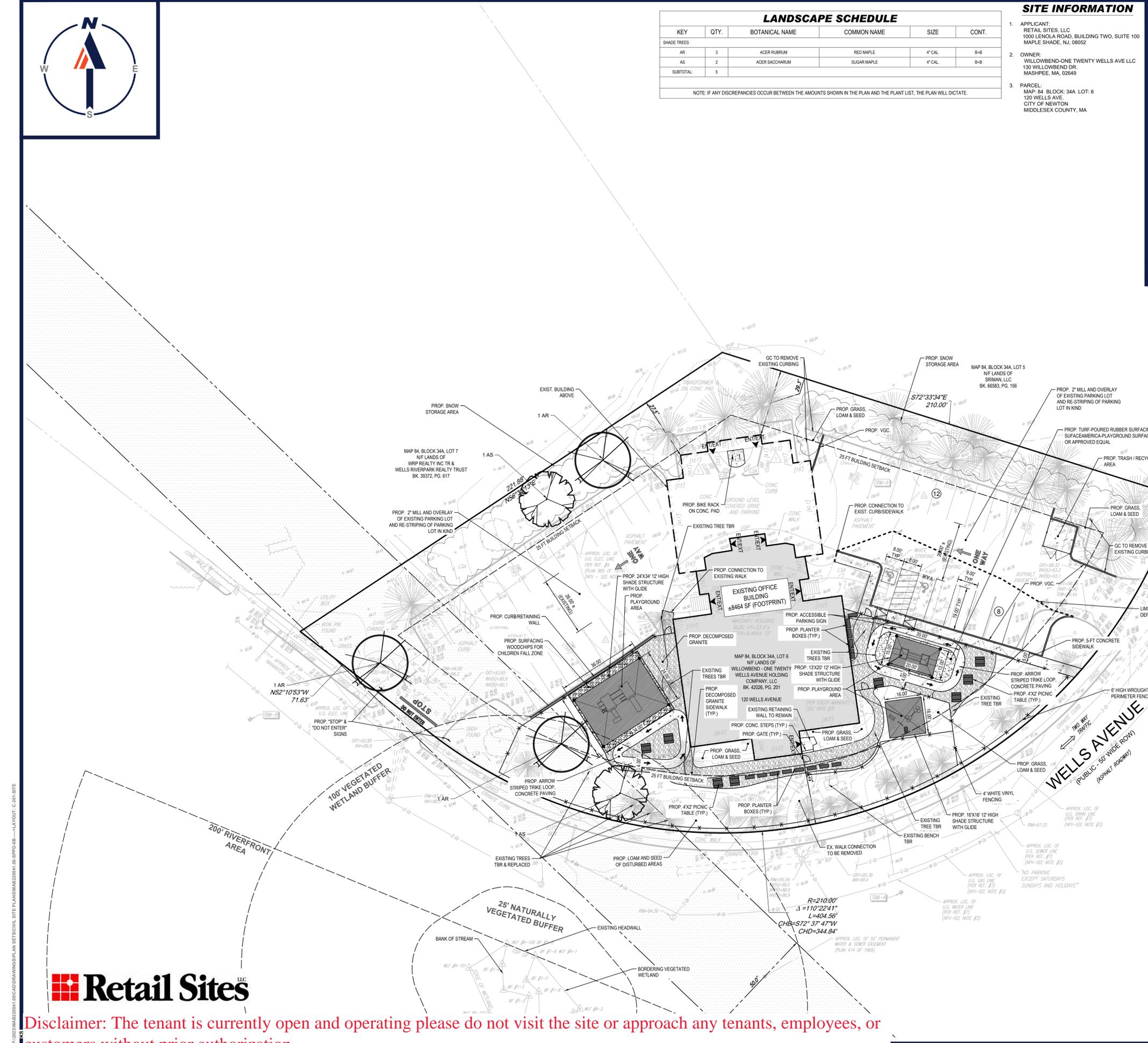
PROFESSIONAL ENGINEER  
TIMOTHY A. HAYES  
NO. 51929  
REGISTERED

SHEET TITLE:  
**SITE LAYOUT PLAN**

SHEET NUMBER:  
**C-301**

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

ORG. DATE - 09/27/2022



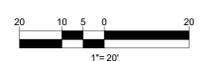
**OWNER MAINTENANCE RESPONSIBILITIES**

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PEDESTRIAN SURFACES OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITH VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND ADDRESS-ACCESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS. THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

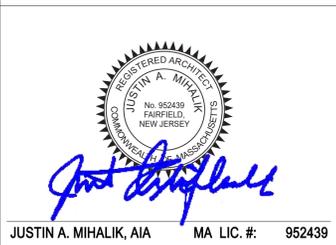
**MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER**

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P:\2022\MAB220041\00-CAD\DRAWINGS\PLAN SET\RETAIL SITE PLANS\MAB220041.00-SPFD-06.dwg - LAYOUT: C-301 SITE



JUSTIN A. MIHALIK, AIA MA LIC. #: 952439

**PROJECT:**  
 120 WELLS AVE  
 NEWTON, MA 02459

**LEGAL DESCRIPTION:**  
 Property Id: 84034A0006

**OWNER**  
 DC NEWTON WELLS, LLC  
 1000 LENOLA RD,  
 BUILDING TWO, SUITE 100  
 MAPLE SHADE, NJ 08052

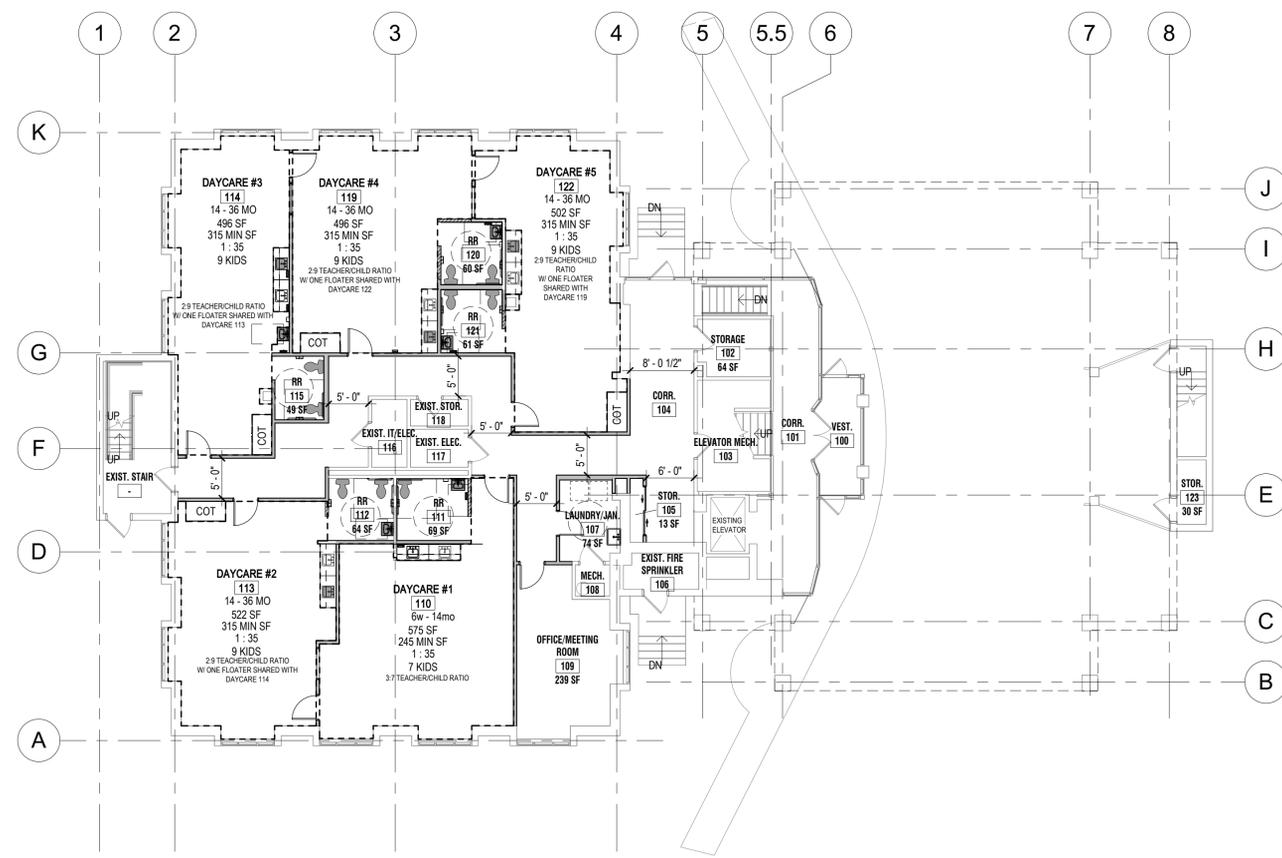
**SHEET**  
**MAIN LEVEL LIFE SAFETY**  
**PLAN, OCCUPANCY LOAD**  
**CHART & NOTES**

Rev. #	Revision Date	Revision Description
01/27/2023	FOR CONSTRUCTION	

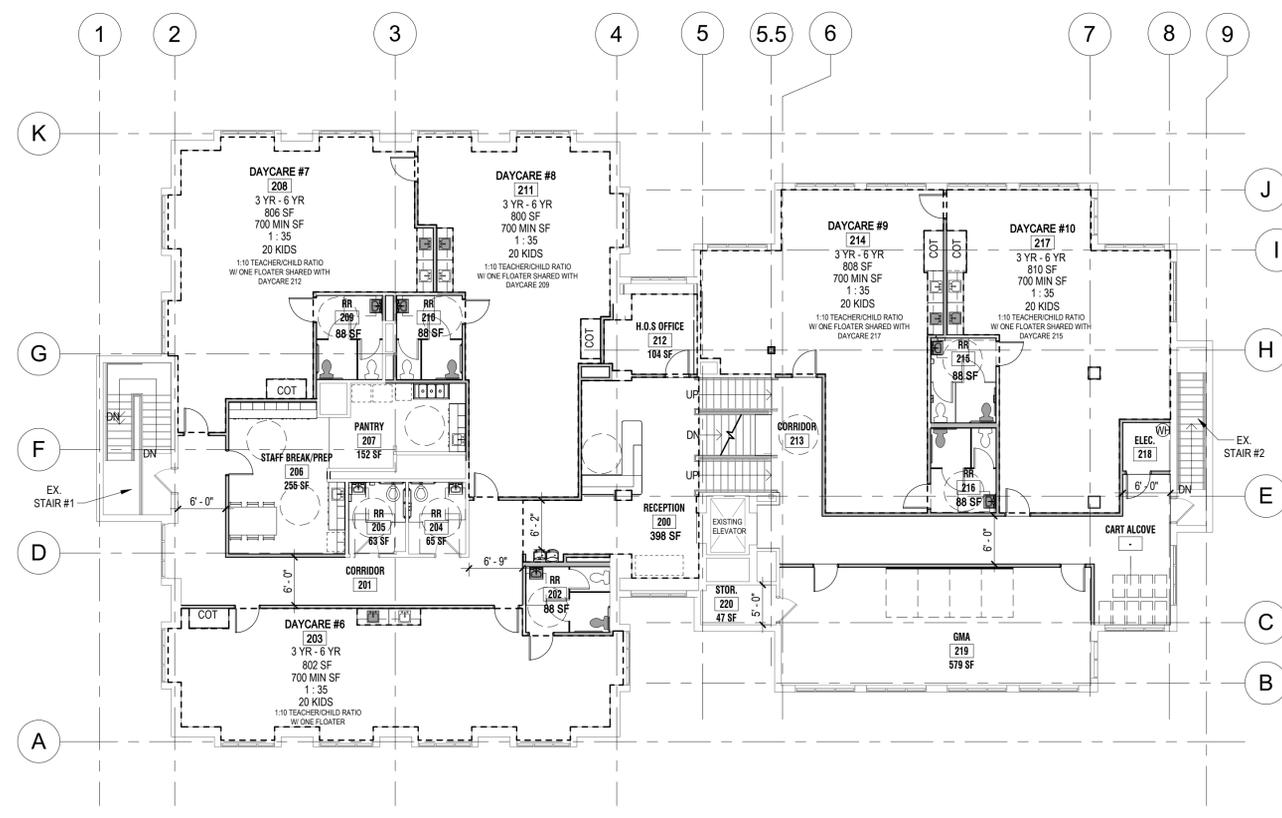
JOB NUMBER: 2022-22-38-01  
 DATE: 01/26/2023  
 DRAWN BY: Author  
 CHECKED BY: Checker

SHEET NO.  
**G102**

#	NAME	AREA		AGE		AREA PER CHILD	CHILD PER TEACHER	TOTAL CHILDREN	TOTAL STAFF
		ACTUAL	REQUIRED AREA	RANGE	GROUP				
212	H.O.S. OFFICE	104 SF							1
200	RECEPTION	396 SF							1
110	DAYCARE #1	575 SF	245 SF	6w-14mo		35 SF	3	7	3
122	DAYCARE #5	502 SF	315 SF	14-36 mo		35 SF	5	9	2
119	DAYCARE #4	496 SF	315 SF	14-36 mo		35 SF	5	9	3
114	DAYCARE #3	496 SF	315 SF	14-36 mo		35 SF	5	9	2
113	DAYCARE #2	522 SF	315 SF	14-36 mo		35 SF	5	9	3
208	DAYCARE #7	806 SF	700 SF	3-6 yr		35 SF	10	20	2
211	DAYCARE #8	800 SF	700 SF	3-6 yr		35 SF	10	20	3
203	DAYCARE #6	802 SF	700 SF	3-6 yr		35 SF	10	20	3
214	DAYCARE #9	808 SF	700 SF	3-6 yr		35 SF	10	20	3
217	DAYCARE #10	810 SF	700 SF	3-6 yr		35 SF	10	20	2
TOTAL		7118 SF	5005 SF					143	28



**1 LOWER LEVEL LICENSING PLAN**  
 3/32" = 1'-0"



**2 MAIN LEVEL LICENSING PLAN**  
 3/32" = 1'-0"



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